

MAINLANDS UNIT II
BOARD BUDGET MEETING
Monday – September 22, 2025 9:00 A.M.
Clubhouse Two
4320 Mainlands Blvd North, Pinellas Park, FL 33782

- Call to order: President, Jim Schimpf
- Pledge of Allegiance
- Roll Call:
 1. _____ Jim Schimpf
 2. _____ George Filiau
 3. _____ Karen Estes
 4. _____ Patricia Cleary
 5. _____ Bob Arsenault
 6. _____ Alan Waldauer
 7. _____
- _____ Resignations and Appointments
 - Motion by: _____
 - Motion seconded by: _____
 - Poll Board _____
- Approval of unapproved meeting minutes
 1. Motion to approve minutes _____.
 2. Motion Seconded _____.
 3. Poll Board _____.

New Business:

- Approve 2026 Partially and Fully Funded Budgets
 - Motion by: _____
 - Motion seconded by: _____
 - Poll Board _____
- Homeowner questions

Motion to Adjourn by: _____
Motion seconded by: _____
Poll Board _____

MAINLANDS UNIT II
PROPOSED FULLY FUNDED BUDGET
JANUARY 1, 2026 - DECEMBER 31, 2026

ACCT #	ITEM	Estimated life when new	Category Repair/Replacement cost	Balance as of 6/30/2025	Estimated Remaining life	Fully Funded Annual
3025-001	Remarcite	20	\$48,054.72	\$6,972.12	15	\$12,103.72
3040-000	Sewer	50	\$1,097,742.50	\$59,580.21	1	\$267,206.98
3041-000	Water	50	\$1,010,243.20	\$11,993.52	1	\$231,275.58
3052-000	Storm Drains	1	\$5,627.54	\$58,992.51	1	\$44,922.46
3025-000	Rec. Area/Pool	5-30	\$485,105.55	-\$20,767.15	1-30	\$313,438.01
3031-000	Fascia/Bldg./Home Repair	1	\$18,008.14	\$14,735.57	1	\$61,483.07
3026-000	Lawn - Sod	1	\$28,137.73	\$30,095.33	1	\$74,550.00
3046-000	Sprinklers/Pumps	1	\$28,137.73	\$5,746.83	1	\$83,424.83
3020-000	Roof/Hse-Wash/Paint	7	\$635,922.00	-\$32,980.00	1-7	\$342,748.84
3021-000	Streets	5-25	\$492,574.84	\$69,537.23	2-22	\$121,749.38
3022-001	Walks/Curbs	5	\$121,366.96	\$37,846.53	1-5	\$76,086.16
3023-000	Roofs-Repair/Replace	20-30	\$6,783,441.60	\$1,115,548.18	1-30	\$3,100,561.72
3027-000	Sea Walls	20	\$63,253.59	\$28,051.35	1	\$23,082.80
	*Please see 2022 reserve study for expanded schedule			Fully Funded Reserve Budget		<u>\$4,752,633.55</u>
	3% Added each year for increased cost and inflation					
					Operating Budget	<u>\$ 1,029,759.57</u>
	Total Amount					<u><u>\$5,782,393.12</u></u>
	Monthly Maintenance = Total Amount/294 Homes/12 Months					<u><u>\$ 1,639</u></u>

Proposed 2026 Mainlands Unit 2 Partially Funded Budget						
JANUARY 1, 2026 - DECEMBER 31, 2026						
Operating Accounts						
ACCT #	DESCRIPTION	ANNUAL 2025	MONTHLY 2025	ANNUAL 2026	MONTHLY 2026	YEARLY CHANGE
7110-000	Insurance-General	\$25,300.00	\$2,108.33	\$27,830.00	\$2,319.17	\$2,530.00
7110-002	Insurance-Flood P/P	\$3,648.00	\$304.00	\$4,012.80	\$334.40	\$364.80
7210-000	Professional-Legal	\$5,000.00	\$416.67	\$5,000.00	\$416.67	\$0.00
7212-001	Audit	\$6,000.00	\$500.00	\$7,000.00	\$583.33	\$1,000.00
7310-002	Tax Corp. Annual Exp	\$123.00	\$10.25	\$123.00	\$10.25	\$0.00
7310-003	Tax-State Condo Agency	\$1,200.00	\$100.00	\$1,200.00	\$100.00	\$0.00
7310-006	Pool Permit	\$300.00	\$25.00	\$300.00	\$25.00	\$0.00
7310-008	Tax-Income	\$6,000.00	\$500.00	\$6,000.00	\$500.00	\$0.00
7510-000	Admin & Office	\$2,620.00	\$218.33	\$3,000.00	\$250.00	\$380.00
7710-001	Recreation Hall Mortgage	\$132,192.00	\$11,016.00	\$132,192.00	\$11,016.00	\$0.00
7810-000	Delinquent Acct	\$2,000.00	\$166.67	\$2,000.00	\$166.67	\$0.00
8010-000	Master Association Fees	\$100,118.34	\$8,343.20	\$105,273.70	\$8,772.81	\$5,155.36
8021-000	Salaries-Maintenance	\$19,000.00	\$1,583.33	\$19,000.00	\$1,583.33	\$0.00
8110-038	Rec Area Maintenance	\$22,500.00	\$1,875.00	\$22,500.00	\$1,875.00	\$0.00
8150-000	Operating Contingency	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8210-001	Lawn Contract	\$113,000.00	\$9,416.67	\$117,000.00	\$9,750.00	\$4,000.00
8312-000	Pool Maintenance	\$10,000.00	\$833.33	\$12,000.00	\$1,000.00	\$2,000.00
8710-001	Utilities-Electric-Clubhouse	\$20,600.00	\$1,716.67	\$20,600.00	\$1,716.67	\$0.00
8710-005	Utilities-Telephone	\$500.00	\$41.67	\$500.00	\$41.67	\$0.00
8710-006	Utilities-Pool Fuel	\$15,450.00	\$1,287.50	\$16,222.50	\$1,351.88	\$772.50
8710-007	Utilities-Water/Sewer	\$292,500.00	\$24,375.00	\$304,037.68	\$25,336.47	\$11,537.68
8710-010	Reclaimed Water	\$16,000.00	\$1,333.33	\$18,400.00	\$1,533.33	\$2,400.00
8710-012	Cable TV	\$195,365.00	\$16,280.42	\$205,567.89	\$17,130.66	\$10,202.89
	Total Operating Budget	\$989,416.34	\$82,451	\$1,029,759.57	\$85,813	\$40,343
Reserve Accounts						
ACCT #	DESCRIPTION	ANNUAL 2025	MONTHLY 2025	ANNUAL 2026	MONTHLY 2026	YEARLY CHANGE
3025-000	Rec Area/Pool	\$15,000.00	\$1,250.00	\$15,000.00	\$1,250.00	\$0.00
3020-000	Roof/Hse-Wash/Paint	\$95,940.00	\$7,995.00	\$95,940.00	\$7,995.00	\$0.00
3021-000	Paving Streets	\$2,000.00	\$166.67	\$2,000.00	\$166.67	\$0.00
3022-001	Walks	\$6,000.00	\$500.00	\$3,000.00	\$250.00	-\$3,000.00
3023-000	Roofs-Repair/Replace	\$418,000.00	\$34,833.33	\$423,000.00	\$35,250.00	\$5,000.00
3025-001	Pool Resurface	\$1,306.32	\$108.86	\$500.00	\$41.67	-\$806.32
3026-000	Landscaping Sod	\$3,000.00	\$250.00	\$3,000.00	\$250.00	\$0.00
3027-000	Sea Walls	\$120.00	\$10.00	\$120.00	\$10.00	\$0.00
3028-000	Def. Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3031-000	Fascia/Bldg./Home Repair	\$25,000.00	\$2,083.33	\$25,000.00	\$2,083.33	\$0.00
3040-000	Sewer	\$200.00	\$16.67	\$200.00	\$16.67	\$0.00
3041-000	Water	\$15,000.00	\$1,250.00	\$19,857.68	\$1,654.81	\$4,857.68
3046-000	Sprinklers	\$33,270.00	\$2,772.50	\$33,270.00	\$2,772.50	\$0.00
3052-000	Storm Drains	\$1,000.00	\$83.33	\$4,000.00	\$333.33	\$3,000.00
	Total Reserve Budget	\$615,836.32	\$51,319.69	\$624,887.68	\$52,073.97	\$9,051.36
	Total Operating & Reserve	\$1,605,252.66	\$133,771.06	\$1,654,647.25	\$137,887.27	\$49,394.59
			2025		2026	
Monthly Maintenance = Total Amount/294 Homes/12 Months			\$455		\$469.00	\$14.00
					% Increase	2.99%